



Guide Price £650,000
Redwood Close, Sidcup, Kent, DA15
8WP

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £650,000 to £675,000.

A beautifully presented unique and rarely available modernised two bedroom ground floor apartment situated in a private part of The Hollies Development.

The versatile accommodation comprises; entrance hall with direct access onto the rear garden, two bedrooms, a family bathroom and kitchen and a large lounge to the front of the property.

The substantial private garden wraps around the whole of the rear of the property which is mixture of patio and lawn.

The apartment has a garage en bloc with parking in front.

There are only two apartments on this side of the of the building which adds to the peace and quiet nature of the location.

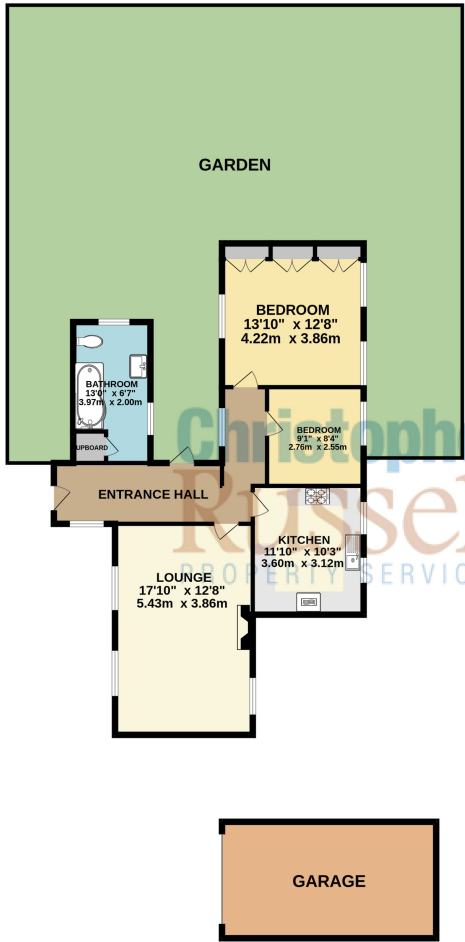
Membership to The Hollies Countryside Leisure Club, with tennis courts, swimming pool, jacuzzi, well equipped gym, snooker and pool table is available for an annual fee of £1,000.

Service Charge - £1,200 every 6 months plus The Hollies gym charges.

Share of Freehold.

Council Tax Band F.

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		